



Lancaster Avenue
Hadley Wood, EN4





Lancaster Avenue

Woodlands is a distinguished five-bedroom detached residence, occupying an impressive plot of approximately 0.3 acres. Set along one of Hadley Wood's most prestigious and sought-after tree-lined avenues, the property enjoys a prominent position and a strong sense of privacy.

A generous reception hallway sets the tone on arrival, leading to two beautifully proportioned formal reception rooms and a separate study, ideal for home working. To the rear of the house, a contemporary kitchen/breakfast room opens into a family/TV room, creating a seamless and welcoming space for modern family living and entertaining. The ground floor is further complemented by a guest WC.

The first floor offers five well-appointed bedrooms served by a family bathroom. The principal suite is a particular highlight, featuring a spacious en suite bathroom with both bath and separate shower, together with a walk-in dressing room.

The rear garden extends to approximately 150 feet and is thoughtfully arranged, with a raised patio terrace providing an elegant setting for outdoor dining and entertaining. Beyond, the mature garden is predominantly laid to lawn and framed by an attractive array of established plants, shrubs, and trees, affording a high degree of seclusion. To the front of the property, a sweeping carriage driveway provides generous parking for multiple vehicles and leads to a garage.

Extending to just under 3,000 sq ft, the house already offers substantial accommodation, while also presenting excellent potential for further enlargement, subject to the necessary planning consents.

Location: Positioned within this highly regarded tree-lined avenue, Woodlands is conveniently located for Hadley Wood's local shops, mainline station (with services to Moorgate in approximately 30 minutes), and primary school. A wider range of amenities can be found in High Barnet, Potters Bar, and Cockfosters, while the M25 is within easy reach. The area is renowned for its excellent schooling and wealth of recreational opportunities.





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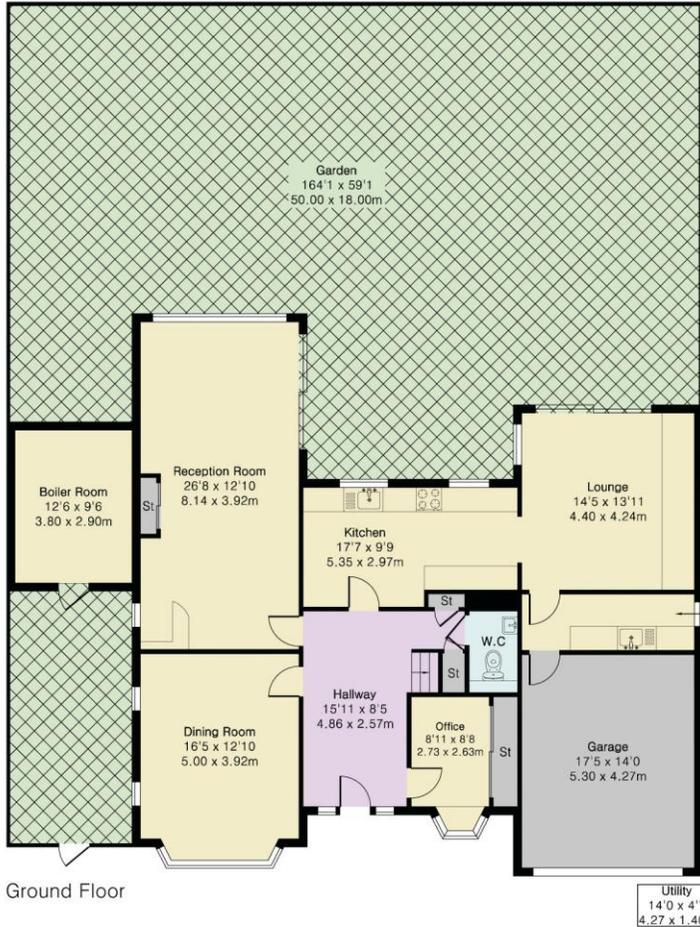
Council Tax: H
 Local Authority: Enfield
 Tenure: Freehold

Approximate Gross Internal Area 2886 sq ft - 268 sq m (Including Garage)

Ground Floor Area 1679 sq ft – 156 sq m
 First Floor Area 1207 sq ft – 112 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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